



He said his clients were really concerned about the storage of large equipment and if it would be allowed to idle on the site. They are looking for some kind of limitation to be put on the use of the facility so this would not occur. Mrs. Emminger said this was only reviewed by the Planning Dept. and all of the comments in the Staff Report have been addressed. Chairman Finaldi said they can close the hearing. Ms. Hoffstaetter said she would like clarification on the hours of operation and the types of equipment they will have

Michael Decker, one of the applicants said the hours of operation will be Monday through Saturday from 6:30 AM to 5:30 PM. He said they do not run the equipment in their yard because they do not like to waste fuel. Vibration is not a concern because they don't actually do any contracting work. They do not handle any party or medical equipment. They cater mainly to homeowners and light contractors. Ms. Hoffstaetter asked about the visual site line. Mr. Decker said the area between this parcel and the restaurant is to be screened with a 6 ft. high fence with screening slats so someone in the restaurant would not be looking at equipment. Also, most equipment is rented in the early morning, so they would be closed by the time the restaurant is in a dinner rush.

Mr. Cerminara made a motion to close the public hearing. Ms. Hoffstaetter seconded the motion and it was passed unanimously. Mr. Urice move this matter to number 5 under Old Business so they can discuss this and give Mrs. Emminger guidance. Ms. Hoffstaetter seconded the motion and it was passed unanimously.

OLD BUSINESS FOR CONSIDERATION AND POSSIBLE ACTION:

Sawmill Road Property, LLC - Application for Special Application to allow use (Belimo Air Controls [USA] Inc.) generating over five hundred (500) vehicle trips per day in the IL-40 Zone - Turner Rd. (#A17001) - SE #724.

Ms. Hoffstaetter excused herself as she is not eligible to vote on this.

Mrs. Emminger said she prepared a draft resolution which was e-mailed yesterday morning and a revision with minor changes was sent today. Chairman Finaldi said the whereas are pretty straightforward stuff. Mrs. Emminger said the minor revisions were to correct typos. Mr. Urice said he does not think they need to go through every item since what is being proposed is a similar operation to what was previously located on this site. Chairman Finaldi asked about widening the turning radii and traffic controls. Mrs. Emminger said they are both included in the resolution. She added that zoning compliance will not be issued until this work is done, which means they cannot get the Certificate of Occupancy either.

Chairman Finaldi reminded them that they should look through the conditions specified in the Regulations. The proposed building will be on the same footprint, although it will be a bigger building. They are trying to use as many of the existing driveways and parking areas as possible. Mr. Urice said they had said they were going to leave the existing landscape buffer and just add to it. Chairman Finaldi said they did submit a traffic report which was reviewed and approved by the City Traffic Engineer. The also volunteered to fix the sidewalk, which is actually in Ridgefield. Mrs. Emminger said they have received approval from the EIC and the stormwater drainage has been approved by the Engineering Dept. Mr.

Mr. Urice made a motion to table this until the next meeting. Ms. Hoffstaetter seconded the motion and it was passed unanimously. .

Chairman Finaldi said they should have received a draft resolution. Mrs. Emminger said she would go through it quickly. The special exception was approved in December 2011 and they have been waiting since then for the Engineering Dept. to sign off on the drainage and utilities. She said the construction of the garage addition and on-site grading will result in an overall increase in flood storage of 26 cu.yds. She said this is slightly more complicated because the existing hangar garage and the slab must match both the existing slab and the existing apron approach to the taxi-way. She added that the addition is to be used for garage space only. The plans have been approved by the Engineering Dept. She said all of the standard conditions are included in the resolution. Mr. Urice made a motion to approve this per the revised resolution dated May 15, 2012. Ms. Hoffstaetter seconded the motion and it was passed unanimously.

Chairman Finaldi said they should have received a draft resolution. Mrs. Emminger said this special exception was approved in March of this year and they have been waiting for the Engineering Dept. to finish their review. Chairman Finaldi said he is a member, but sees no need to recuse himself from this. Mrs. Emminger said that the majority of the site work is located outside of the floodplain and there are no cuts or fills proposed within the limits of the floodplain. The applicant's engineer is proposing to replace a storm drain pipe at the edge of the floodplain. The plans have been approved by the Engineering Dept. She said all of the standard conditions are included in the resolution. Ms. Hoffstaetter made a motion to approve this per the draft resolution. Mr. Cerminara seconded the motion and it was passed unanimously.

At 8:30 PM Mr. Urice made a motion to adjourn. Ms. Hoffstaetter seconded the motion and it was passed unanimously.